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GOVERNMENT OF THE PROVINCE OF ALBERTA



INDUSTRIAL DEVELOPMENT BOARD

Economic Survey

Village of CARMANGAY

Industry
DEPARTMENT OF ECONOMIC AFFAIRS

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ECONOMIC SURVEY
VILLAGE OF CARMANGAY

by

INDUSTRIAL DEVELOPMENT BOARD
DEPARTMENT OF ECONOMIC AFFAIRS

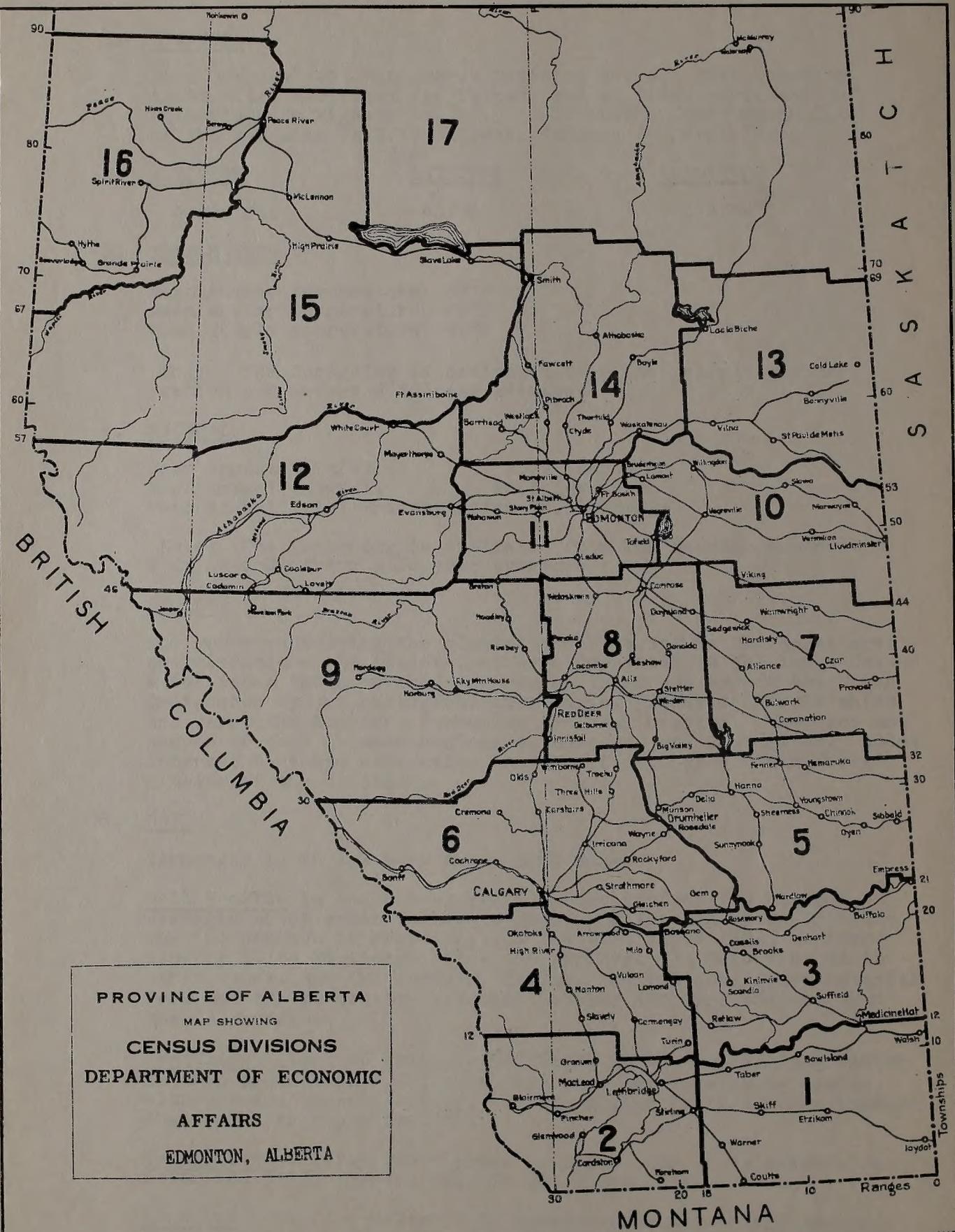
This survey was compiled with the assistance of Village Officials, and Citizens who were familiar with the history of the Village.

JUNE 1950

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VILLAGE OF CARMANGAY

1. LOCATION

Sec. 32-13-23-W4 in Census Division No. 4. This location is 98 miles southeast of Calgary and 40 miles northwest of Lethbridge on Highway No. 23. It is also on the branch line of the Canadian Pacific Railway, Calgary to Lethbridge.

2. ALTITUDE

LATITUDE

LONGITUDE

3,082 ft.

50°08'

113°06'

3. TEMPERATURE

Mean summer temperature 58°F
Mean winter temperature 29°F
Mean Yearly temperature 41°F

Note: The foregoing is estimated from the nearest weather station and covers a 30 year average.

4. RAINFALL

Mean Annual Rainfall 9.99 inches
Mean Annual Snowfall 50.5 inches
Mean Annual Total Precipitation 15.01 inches

Note: The foregoing is estimated from the nearest weather station and covers a 30 year average.

5. GEOLOGY

The rocks underlying the glacial deposits in the Carmangay area are sandstones and shales that were deposited in the large fresh-water lakes which covered the region in an age termed the Upper Cretaceous by the geological time scale. Those sediments which are named the Edmonton formation are coal bearing. They are the source of coal in such centres as Edmonton and Drumheller. Added interest in these beds arise from the fact they contain fossil remains of the dinosaur.

6. SOIL

Carmangay is in the Dark Brown Soil zone.

Soil Profile In the normal profile, the surface (A) horizon averages about seven inches in depth and is dark brown in color. The (B) horizon is brownish, and the lime layer (BCA) is found usually 20 to 24 inches below the surface. In this zone as in other zones, the (B) horizon, having received some finer material from the (A) is usually somewhat heavier and more compact than the (A) horizon.

Fertility Lack of moisture continues to be the limiting factor in crop production. Soils in this zone are relatively low in nitrogen and organic matter, but are higher in these constituents than soils in the brown zone.

Vegetation Chiefly short grass prairie. The grass makes a denser cover and taller growth than in the brown zone.

Land Use Only the better soil types can be considered arable. The remainder generally is good pasture land. Wheat is grown almost to the exclusion of all other crops. Cropping practices

must provide for conservation of moisture and control of soil drifting. The best quality wheat in the province is grown in this and the other grassland zones.

7. HISTORY HIGHLIGHTS

The settlement was named Carmangay after a purchaser C.W. Carman who originally owned the townsite, and after his wife whose maiden name was Gay.

Old timers of the district were G. Baldwin, E.L. Nowlin, A. F. Wilson, A.B. Hogg, Dr. Bryans, James McNaughton, O. L. Taylor.

The original village was three-quarters of a mile west of the present site but with the coming of the railroad in April 1910 it was moved. The trains ran from Lethbridge as far as Carmangay until October 1911, when the bridge across the Little Bow River was completed and service extended northward into Aldersyde. Carmangay had the distinction of being the end of the steel for a year and a half and served a wide area.

Shortly after Carmangay came into existence it was incorporated a town and in 1913 established its own waterworks system. The water is pumped from the Little Bow River into a reservoir. In 1934 Carmangay had its municipal statutes altered to make it a village.

The Bank of Commerce and the Bank of Hamilton opened branches in the town in 1912. Later the Bank of Commerce took over the Bank of Hamilton and the branch continued until 1936 when it was closed. The village purchased the property from the bank and leased it to the hospital under a 99 year lease.

Dr. Bryans was the first resident physician in the village. Dr. H. C. Dimock opened the first hospital in 1932 which led the way to the establishment of a 16 bed hospital.

The first school opened in 1910 with a Mr. Baxter the first teacher.

In 1910 the town established its own electric light system. The plant operated until midnight and was then switched off. The power plant was later taken over by the Calgary Power.

8. LIVING CONDITIONS

Farms in the district are large and well kept. The village itself is situated on the flats above the Little Bow River.

Educational facilities are provided for grades 1 to 12 inclusive. The average rent for a five room house with all utilities except gas is \$30.00 per month. There are 85 homes in the village.

Number of new buildings built during 1947 - 5
Number of new buildings built during 1948 - 10
Number of new buildings built during 1949 - 10

About 90% of the houses are owner occupied.

9. ADMINISTRATION

The village is governed by a council consisting of a Mayor selected from the council for a one year term and two councillors, one elected each year for a three year term. The Secretary-Treasurer carries out the policy set by the council.

10. LAWS AND REGULATIONS

All new building, repairs to buildings or removal of buildings must be approved by the council after which a permit is issued.

The Electrical Code conforms to the Alberta Electrical Protection Act.

The Sanitary Regulations conform to the Alberta Public Health Regulations.

The village policeman will be appointed shortly.

11. FIRE PROTECTION

There is a volunteer fire chief and 12 volunteer firemen.

Equipment New equipment has been recommended by the Fire Chief and will be purchased shortly. Equipment on hand at present-- two hand drawn hose carts, foamite tank and nozzle, fire extinguishers.

12. TAX STRUCTURE

1949 net assessment

Land 100% of fair value	\$ 27,153
Improvements 66 2/3 % value	106,152
Power	8,600
Total	\$141,905

Mill Rate

Municipal	School	Hospital	Total Mills
38.4	27	4.6	70 mills

13. AREAS

Area of village	640 acres
Streets and lanes	60 acres
Parks and Playgrounds	100 acres.

Miles of roads, streets and lanes

	<u>Gravel</u>	<u>Unpaved</u>	<u>Unopened</u>	<u>Total</u>
Streets and roads	1	1.5	1	3.5
Lanes and alleys		2	1	3
Total				6.5

There are .75 miles of cement sidewalks.

14. SEWER AND WATER MAIN MILEAGE

Storm Sewers	nil
Sanitary Sewers	nil
Water Mains	2.5 miles

15. POWER

Three phase 60 cycle power is supplied to the village by the Calgary Power under a ten year franchise.

Rates Domestic service - available only for lighting, heating cooking, domestic power and ordinary use in private houses and apartments used exclusively for residential purposes.

First 20 KWH (or Less) per month \$3.10 gross Minimum Subject to 30¢ prompt payment discount 2.80 net minimum All over 20 KWH's used per month 1.5¢ per KWH.

Note: Discount of 30¢ applies on all bills paid within discount period. The foregoing rate applies where the maximum demand does not exceed five Kilowatt. Where the demand exceeds five Kilowatt, an additional monthly demand charge of 50¢ per Kilowatt will be made.

Connection charge for new customers \$1.00
Reconnection charge 5.60

Commercial Service Available where other rates listed do not apply.

Service Charge

First 500 watts of installed capacity \$1.20 per month
Each additional 250 watts of installed capacity 30¢ per month.

Energy Charge

First 50 KWH's per mo. per KW of installation 10¢ per KWH.
Next 150 KWH's per mo. per KW of installation 5¢ per KWH.
All over 200 KWH's per mo. per KW of installation 2 1/4¢ per KWH.

Discount 10% if paid within discount period, based on the even dollars only of total bill, with a minimum discount of 30¢.

Minimum charge \$2.30 gross \$2.00 net per month
Minimum deposit \$4.60
Reconnection charge \$4.00

Power Service (AC) Available for motors, rectifiers, commercial heating apparatus, etc., in commercial establishments.

Service charge \$1.00 per month per Kilovolt-ampere (KVA) of Installation (one motor horsepower or one kilowatt in heating apparatus to be considered equivalent to one KVA.)

Energy Charge

First 50 KWH's per mo. per KVA of installation 5¢ per KWH.
Next 50 KWH's per mo. per KVA of installation 3 1/3¢ per KWH.
Over 100 KWH's per mo. per KVA of installation 1 2/3¢ per KWH.

Discount : 10% if paid within discount period based on the even dollars only of total bill, with a minimum discount of 30¢.

Minimum charge \$3.30 gross \$3.00 net per month
Minimum deposit \$2.00 per H.P. with a minimum of \$6.00
Reconnection charge \$6.00

16. WATER

Water is obtained from the Little Bow River and is electrically pumped into a 45,800 gal. reservoir. The village own their own water system.

Rates

Domestic Service	\$3.00 per month
Garages	3.50 per month
Hotels	10.00 per month
Hospital	12.50 per month

Water Analysis unobtainable

17. FUELS

Gas nil

18. L.P. GAS

Heat value 2,521 b.t.u. per cu. ft. at 60°F.
100 lb. cylinders \$7.50
There are no bulk storage tanks in the village

19. DIESEL FUEL

Heat value 135, 000 to 140,000 b.t.u. per gal. at 60°F.
Winter grade 19.4 cents per gal. plus one cent tax.
Summer grade 17.9 cents per gal. plus one cent tax.
Storage capacity 12,000 gal.

20. COAL

Coal is secured from the Lethbridge field.

Rates

Slack	Egg	Nut	Lump
\$6.50	\$9.50	\$9.50	\$10.50

21. LOCAL RESOURCES

Sand and Gravel
Cereal
Straw
Poultry and Eggs
Horses, cattle, sheep and hogs.

22. GOVERNMENT OFFICES AND SERVICES

Federal

Post Office

Provincial

Alberta Government Telephones

Municipal

Fire Hall
Town Hall
Committee Rooms
Secretary Treasurer
Townman
Medical Health Officer and Child Welfare Officer
Local Board of Health
Waterworks and Service Department

23. HEALTH SERVICES

Little Bow Municipal Hospital District No. 25. This is an 18 bed hospital and is staffed by a matron and three graduate nurses. The hospital is operating under the Municipal Hospital Act.

Rates

	<u>Rate Payers</u>	<u>Non-Rate Payers</u>
Public Ward	\$1.00	\$4.50
Private	2.25	5.50

I private practising physician.

24. PROFESSIONAL AND SKILLED SERVICES
(not including health services)

<u>Type of Service</u>	<u>No. of Establishments</u>
Barber shop	1

25. TRANSPORTATION

Canadian Pacific Railway Calgary to Lethbridge via Carmangay. Greyhound Bus Lines Local truck hauling to and from Calgary and Lethbridge daily.

26. NEWSPAPERS

nil

27. COMMUNICATIONS

Canadian Pacific Telegraphs
Alberta Government Telephones
Post Office
Air Mail through Post Office
Nearest radio station Lethbridge CJOC

28. FINANCIAL FACILITIES

nil

29. HOTELS

	<u>No. of Rooms</u>	<u>Single rate</u>	<u>Licensed for sale of beer</u>
Grange	20	1.50 to 1.75	yes

30. TOURIST CAMPS

nil

31. CHURCHES

Anglican
United
Pentecostal
Gospel Mission

32. LODGES

Masons
Eastern Star

33. SERVICE CLUBS

Lions
Hospital Auxiliary

34. SOCIETIES

Agricultural Society

35. SCHOOLS

The schools in Carmangay are included in the Macleod School Division. There are four buildings with seven rooms and seven teachers, and 108 pupils. Six school vans bring the pupils from outlying districts.

Grades 1 to 12 inclusive are taught along with vocational training subjects such as:- Home Economics, Shop, Typing, Music, Art and Dramatics.

36. THEATRES AND HALLS

	Capacity	Stage	Piano
Community Hall	300	yes	yes
Masonic Hall	75	no	yes

37. CULTURAL ACTIVITIES

There is no public library in the village. Dramatic classes are taught in the school.

38. YOUTH ACTIVITIES

Boys	Girls
nil	C.G.I.T.

39. SPORTS

Hockey
Baseball
Softball
Curling
Covered curling rink with two sheets of natural ice.
Nine hole golf course with sand greens.
Open air skating and hockey rink
Playgrounds

40. FAIRS

Lions Carnival

41. HISTORIC SITES

nil

42. CO-OPERATIVES

United Grain Growers
Alberta Wheat Pool

43. INDUSTRY AND BUSINESS

Type of Business or Industry	No. of Establishments	Producer or Manufacturer	Whole-sale	Re-tail
Barbers	1	.....	.....	.....
Butchers	2	.....	2	2
Blacksmith	1	.....	.....	.....
Cartage Delivery	1	.....	.....	.....
Confectionery	1	.....	.....	1
Coal Dealers	2	.....	.....	2
Cold Storage Lockers	1	.....	1	1
Doctors	1	.....	.....	.....
Electrical Appliances	1	.....	.....	1
Garages & Service Stations	1	.....	.....	1
Grain Elevators	6	Total capacity 495,000 bus.	.....	.....
General Stores	3	.....	.....	5
Hardware	2	.....	.....	2
Hotels	1	.....	.....	.....
Implements	2	.....	.....	2
Insurance & Real Estate	1	.....	.....	.....
Lumber Yards	1	.....	1	1
Milk Distributors	1	.....	1	1
Oil Distributors	3	.....	3	.....
Painters & Decorators	1	.....	.....	.....
Pool Rooms	1	.....	.....	.....
Radio Repair	1	.....	.....	1
Restaurants	4	.....	.....	.....
Seed Cleaning Plants	1	.....	1	.....
Sporting Goods	see hardware	.....	.....	.....
Welding & Machine Shops	1	.....	.....	.....

44. SITES

Carmangay can offer excellent industrial sites with trackage, highway and utilities.

45. INDUSTRIAL DEVELOPMENT

The farmers in the Carmangay district generally have about 32,000 acres of wheat and an average crop yields 500,000 bushels. The district also has between 8,000 to 9,000 acres of coarse grain every year.

Carmangay can offer excellent opportunities for any industry that can use the district's natural resources.

46. TRADING AREA

On the North 5 miles
On the South 5 miles
On the West 8 miles
On the East 12 miles

47. POPULATION

Trading area population	753	1946 census
Village population	229	1946 census
Village Population at Dec. 31, 1949	275	estimated.

48. INTERESTING VIEWS OF CARMANGAY AND DISTRICT

"The Carmangay Irrigation District" is being organized to irrigate about 12,800 acres under the approval of the P.F.R.A. at Regina and the Alberta Provincial Government.

